



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

HIGH QUALITY SELF CONTAINED  
OFFICE/STUDIO  
CENTRAL CHURCH ROAD,  
HOVE LOCATION  
ALL INCLUSIVE RENT



**71 CHURCH ROAD  
HOVE  
BN3 2BB**

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## 71 Church Road, Hove BN3 2BB

**LOCATION** Situated in a highly central location on the north side of Church Road, Hove between the Church Road/The Drive junction and Wilbury Road. The property is a few meters east of the Hogs Head Public House close to the junction with Wilbury Road.

### ACCOMMODATION

#### Lower Ground Floor Suite

Self contained suite with street visibility and own entrance

**Main office** 14' 11" x 20' **298 sq ft**

**Reception/Entrance Way** 4'8" x 15'5" **72 sq ft**

- Self Contained Office
- Good natural light
- Alarm system

**TERM** The suite is available on a new 6 month / 1 year license

**RENT** £775 pcm inclusive of all bills apart from broadband and telecoms

**VAT** VAT is not chargeable on the terms quoted.

**LEGAL FEES** No legal fees are applicable in this instance.

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow**  
**Tel: 01273 731111**

